

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 64960
Petitioner: LONE TREE RESTAURANT INVESTMENTS LLC, v. Respondent: DOUGLAS COUNTY BOARD OF EQUALIZATION.	
ORDER ON STIPULATION	

THE PARTIES TO THIS ACTION entered into a Stipulation, which has been approved by the Board of Assessment Appeals. A copy of the Stipulation is attached and incorporated as a part of this decision.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

County Schedule No.: R0404532

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2014 actual value of the subject property.
3. The parties agreed that the 2014 actual value of the subject property should be reduced to:

Total Value: \$1,650,000

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2014 actual value of the subject property, as set forth above.

The Douglas County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 9th day of January 2015.

BOARD OF ASSESSMENT APPEALS

Diane M DeVries

Diane M. DeVries

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Cara McKeller

Cara McKeller



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BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: LONE TREE RESTAURANT INVESTMENTS LLC	
v.	
Respondent: DOUGLAS COUNTY BOARD OF EQUALIZATION.	Docket Number: 64960
Attorney for Respondent: Meredith P. Van Horn, #42487 Assistant County Attorney Office of the County Attorney Douglas County, Colorado 100 Third Street Castle Rock, Colorado 80104 Phone Number: 303-660-7414 FAX Number: 303-688-6596 E-mail: attorney@douglas.co.us	Schedule No.: R0404532
STIPULATION (As to Tax Year 2014 Actual Value)	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2014 valuation of the subject property and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

The Petitioner and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:

Lot 5 Park Meadows #2 1.500 AM/L
2. The subject property is classified as Commercial property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2014:

Land	\$ 849,420
Improvements	<u>\$ 853,140</u>
Total	\$1,702,560

4. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property as follows:

Land	\$ 849,420
Improvements	<u>\$ 853,140</u>
Total	\$1,702,560

5. After further review and negotiation, the Petitioner and the Douglas County Board of Equalization agree to the following tax year 2014 actual value for the subject property:

Land	\$ 849,420
Improvements	<u>\$ 800,580</u>
Total	\$1,650,000

6. The valuations, as established above, shall be binding only with respect to tax year 2014.


7. Brief narrative as to why the reduction was made:

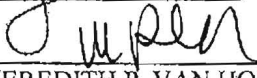
Further review of account data, market sales, and limited income/expense data indicated that a reduction in value was warranted.

8. Additionally, as part of the settlement negotiations, parties agree to a change in value for tax year 2013 to \$1,350,000 under abatement appeal as Log 14-134.

9. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 7, 2015 at 8:30 a.m. be vacated.

DATED this 4th day of January, 2014. 2015


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Docket Number 64960